Southland (1)

Karen Johnson Davidson County
Batch# 610884 DEEDWARR
04/08/2021 11:31:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210408-0046923

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Joshua Brandon Smith & Nikki Marie Smith 704 Edmondson Pike Brentwood, TN 37027	Shelter Lending Services,LLC 4000 W. Brown Deed Rd., Suite E Brown Deer, WI 53209	**030-001.01** **180-00-0-064.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$585,000.00**

Affiant

Sworn to and subscribed before me this 2nd day of ~~March~~ April, 2021.

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 01-06-25

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **EURIE JEAN HERBERT, TRUSTEE OF THE EURIE JEAN HERBERT LIVING TRUST DATED AUGUST 8, 2017** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JOSHUA BRANDON SMITH AND NIKKI MARIE SMITH, HUSBAND AND WIFE** (the "Grantee"), their successors and assigns, certain real estate in Williamson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **704 Edmondson Pike, Brentwood, Tennessee 37027**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 30th day of March 2021.

GRANTOR:

Eurie Jean Herbert, Trustee
Eurie Jean Herbert, Trustee of the Eurie Jean Herbert Living Trust dated August 8, 2017

State of Florida
County of St Johns

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Eurie Jean Herbert**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Eurie Jean Herbert** as such Trustee.

Witness my hand and official seal on this 30th day of March, 2021.

Carolyn Vidler
Notary Public
My Commission Expires: Sept. 28, 2024

CAROLYN VIDLER
Notary Public - State of Florida
Commission # HH 047069
My Comm. Expires Sep 28, 2024
Bonded through National Notary Assn.

Exhibit A

Legal Description

TRACT I:
A certain tract or parcel of land lying within the Sixth Civil District of Davidson County, Tennessee, and the 15th Civil District of Williamson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 and known as Job No. 810020, more particularly described as follows:

Tract I: Beginning at an icon pin set in the southerly margin of Edmonson Pike, said point being the Northeast corner of the herein described tract and also being the northwest corner of Tract No. 2 said point also being located easterly approximately 239.04.feet tern the Northwest Corner of the original 8.12 acre tract conveyed to George O. Herbert by deed of record in book 1807, page 406, RODCo. TN; thence leaving the southerly margin of Edmonson Pike South 12 degrees 33 minutes 34 seconds West 443.42 feet to an iron pin set in the fence line, said point being the Southeast corner of the herein described tract and also the Southwest caner of Tract No. 2 said point also being a point in the northerly line of the Williams property at record In Book 972, page 262, RODCo., Tn.; thence with a fence line and Williams' line North 87 degrees 11 mimics 40 seconds West 61.90 feet to an iron pin set in the fence line; thence North 88 degrees 41 minutes 54 seconds West 140.31 feet to an iron pin set in the fence line; said point being the Southwest corner of the herein described tract and also the Southeast corner of Tract No. 4; thence leaving Williams line and the fence line North 10 degrees 11 minutes 30 seconds East 278.81 feet to an iron pin set; thence North 55 degrees 00 minutes 00 seconds East 187.00 feet to an Iron pin set; thence North 01 degree 00 minutes 00 seconds East 100.45 feet to an iron pin set on the southerly margin of Edmonson Pike, said point being the Northwest corner at the herein described tract and also the Northwest corner of Tract No. 4; thence along the southerly margin at Edmonson Pike South 59 degrees 30 minutes 00 seconds East 109.39 feet to the point of beginning, containing 1.86 acres more or less.

TRACT II:
That portion of the property subject to an easement reserved by George O. Herbert and wife, Gladys Herbert in deeds to James Perry England and wife, Martha Herbert England and to George Ovander Herbert, Jr. and wife, Eurie Jean Herbert of record in Book 3406, page 621, RODCo., Tn. and Book 125, page 525, ROWCo., Tn. and Book 3538, page 29, RODCo., Tn., respectively, which lies adjacent to and contiguous with the property identified herein as Tract I as well as the property previously conveyed to George Ovander Herbert Jr. and wife, Eurie Jean Herbert by deed of record in Book 125, page 525, ROWCo., Tn. and Book 3538, page 29, ROWCo., Tn., respectively, and described as follows:

Commencing in the center of Edmonson Pike at the southeast corner of Lot No. 3 on said unrecorded map of plat, said Lot No. 3 having been conveyed to James Perry England and wife, Martha Herbert England, by deed from George O. Herbert and wife, dated June 19, 1962, and recorded in Book 3406, page 621 of the Register's Office for Davidson County, Tennessee; thence North 87 degrees 15 minutes West 196 feet along the south margin of said Lot No. 3 to the southwest corner of same; thence North 87 degrees 15 minutes West along the south margin of Lot No. 2 on said unrecorded map or plat for 171 feet to the southwest corner of said Lot No.2 the southeast corner of Lot No. 1 hereinabove conveyed; thence north 87 degrees 15 minutes West along the south margin of Lot No. 1 on said unrecorded map or plat for 133 feet; thence continuing along the south margin of said Lot No. 1 North 89 degrees 15 minutes West for a distance of 9 feet to the southwest corner of said Lot No. 1; thence continuing North 89 degrees 15 minutes West for a distance of 15 feet; thence South 33 feet to McKay's north fence and tree line; thence in an easterly direction along McKay's north fence and tree line and at a distance of 33 feet from the north line of said 33 feet strip to the center of the said Edmonson Pike.

Being the same property conveyed to George O. Herbert, Jr. and wife, Eurie Jean Herbert by Quitclaim deed from Herbert and Son, Incorporated, a Tennessee Corporation of record in Book 1032, page 875, Register's Office for Williamson County, Tennessee, dated November 19, 1992 and recorded on December 04, 1992.

Being the same property conveyed to Eurie Jean Herbert, Trustee of the Eurie Jean Herbert Living Trust dated August 8, 2017 by Quitclaim deed from Eurie Jean Herbert, an unmarried person of record in Instrument No. 20170925-0097736 Register's Office for Williamson County, Tennessee, dated August 08, 2017 and recorded on September 25, 2017.

Being the same property conveyed to Eurie Jean Herbert, Trustee of the Eurie Jean Herbert Living Trust dated August 8, 2017 by Quitclaim deed from Eurie Jean Herbert, an unmarried person of record in Book 7176, page 592, Register's Office for Williamson County, Tennessee, dated August 08, 2017 and recorded on September 08, 2017.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Right of way of Edmondson Pike
3. Subject to a perpetual, non-exclusive easement for travel and utilities as granted of record in Book 3092, Page 376 (W) and Book 3406, Page 621(D), in the Register's Office for Williamson County, Tennessee.
4. Subject to a non-exclusive easement in the waters of the well as granted of record in Book 3092, Page 376 (W) and Book 3406, Page 621(D), in the Register's Office for Williamson County, Tennessee.
5. Conveyed herewith is an Easement for travel and utilities as granted of record in Book 125, Page 525 (W) and Book 3538, Page 29 (D), in the Register's Office for Williamson County, Tennessee.



BK: 8499 PG: 926-929

21020580

4 PGS:AL-DEED

768899

04/05/2021 - 09:20 AM

BATCH	768899
MORTGAGE TAX	0.00
TRANSFER TAX	2164.50
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2187.50

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON